

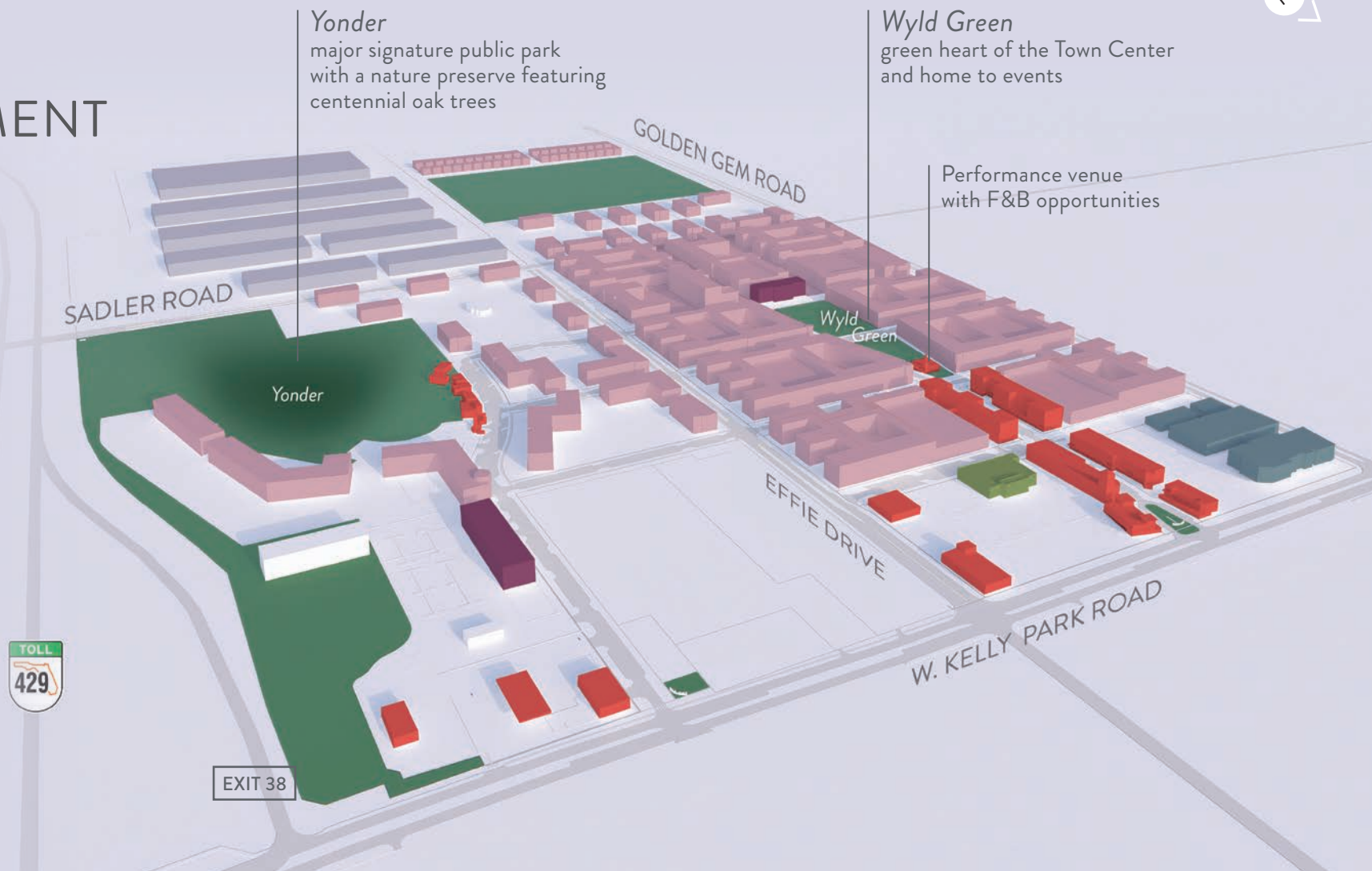


FOR LEASE/SALE
NEW RETAIL DEVELOPMENT

W. Kelly Park Road + 429 Expressway – Apopka, FL

MASTER DEVELOPMENT PLAN

- Retail
200,000 SF
- Grocery
25,000 SF
- Hotel
Sites
- Health Village
Medical Campus
- Multifamily
±4,000 Units
- Industrial
1.5 Million SF



PROPERTY HIGHLIGHTS

215-acre
mixed-use development

1,500,000 SF
industrial development
underway

325 of ±4,000
multifamily units underway

7,900+ feet
property frontage along the
new 429 Expressway and
W. Kelly Park Road, which is
expanding now in response to
local growth

Excess access
thanks to the new 429
Expressway expansion, a
powerful transportation
loop that connects the area
to Interstate 4 within 15
minutes

33,000
vehicles per day drive by
Wyld Oaks right now

30 minutes
from downtown Orlando

OPPORTUNITIES INTERCHANGE DISTRICT COMMERCIAL OUTPARCELS HOTEL



Outparcels
with immediate
access to the 429
Expressway

Convenience stores

Quick service
restaurants

Hotel

OPPORTUNITIES

YONDER VILLAGE

COMMERCIAL/RETAIL



Main street retail
village

Incubator and
traditional commercial
spaces ranging from
500 to 5,000 SF

Adjacent to
Yonder and BARK

OPPORTUNITIES TOWN CENTER GROCERY COMMERCIAL/RETAIL



200,000 SF
Town Center
retail space

Hotel
anchored by
Wyld Green

25,000 SF
grocery store

New communities underway with some of the nation's top homebuilders

KHovnanian Homes

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

Pulte HOMES

Ryan Homes

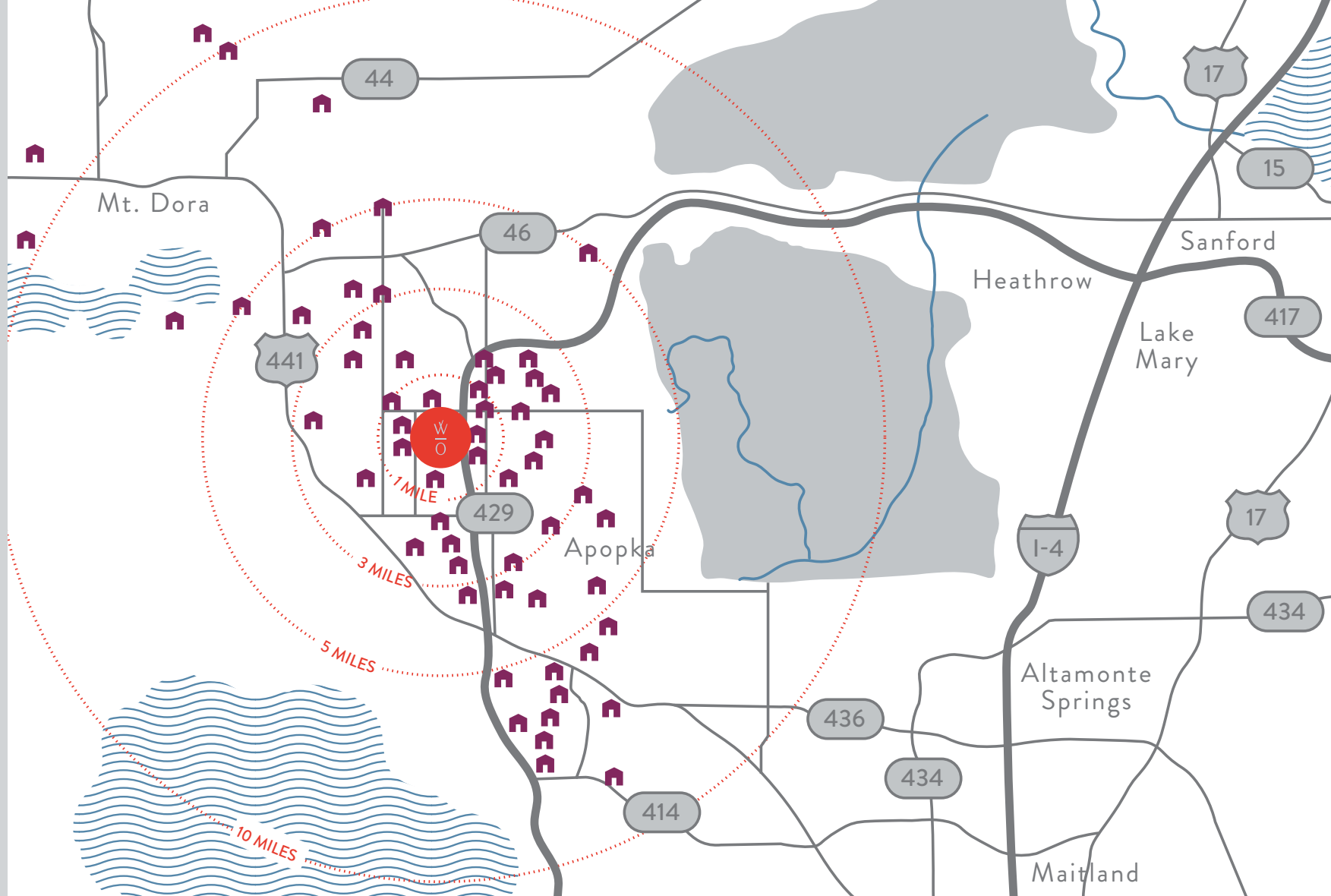
LENNAR

mattamyHOMES

kb HOME

D-R HORTON
America's Builder

M/I HOMES



APOPKA HOUSING GROWTH



Click to watch
the housing boom

<https://youtu.be/yZ1ON0xC86U?si=Tq8iDlaI52-Dspz1>

12,900+
Future/active
housing
units within the
submarket

5.9%
Projected increase in
households over the
next
five years

6.1%
Projected increase in
population over the
next
five years



DEMOGRAPHICS

Population

1-Mile: 851
3-Mile: 18,742
5-Mile: 59,493

Daytime Population

1-Mile: 778
3-Mile: 12,869
5-Mile: 41,045

Households

1-Mile: 273
3-Mile: 6,597
5-Mile: 21,056

Average HH Income

1-Mile: \$ 139,181
3-Mile: \$ 123,418
5-Mile: \$ 112,333

APOPKA: THIS IS WHERE ORLANDO'S FUTURE GROWS

Magnetized by rich lands and the confluence of abundant natural and spring water, Apopka began as a small trade station in the northwest Orlando region in the 1800s. By the 1900s, the commercial growing industry took root so fast that Apopka became known as *The Indoor Foliage Capital of the World*.

Today, Apopka continues to be the greenhouse of growth for Orlando, expanding beyond foliage to include major employers and populous. Its population has doubled since 2000 and continues to expand, placing critical need on growing housing, entertainment, retail, and experiences to serve its expanding resident base and workforce.

250,000+

people per year visit the Northwest Recreational Complex for organized sports and events, 3 miles from Wyld Oaks

Nature x Nurture

Apopka is the fertile ground of the region, fusing thousands of acres of state parks and preserves with a wellspring of freshwater springs to nurture a rare quality of life that is driving population growth

2.8+ Million

people (and growing every day) live in the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA), Florida's 3rd most populated MSA

1,000+

people per week are added to the regional population, causing population to branch out for quality of life and excess accessibility, and catalyzing a boom in the Apopka area

#2

fastest growing job market in the U.S. (U.S. Department of Labor)

4th

largest population gain among all MSAs in the country (U.S. Census Bureau)

5th

best state for business (Forbes)

WYLD OAKS

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